

COUNTY OF YORK

MEMORANDUM

DATE: August 25, 2004 (PC Mtg. 9/8/04)

TO: York County Planning Commission

FROM: Amy M. Parker, Senior Planner

SUBJECT: Application No. UP-644-04, J&K Heating and Cooling, Kenneth M. and Linda J. McIntyre

ISSUE

This application requests a Special Use Permit, pursuant to Section 24.1-306 (Category 15, No. 4b) of the York County Zoning Ordinance, to authorize an approximately 5,000-square foot outdoor storage yard in conjunction with a proposed heating and cooling contractor's office/shop. The subject parcel is located at 7815 George Washington Highway (Route 17) and is further identified as Assessor's Parcel No. 24-89.

DESCRIPTION

- Property Owner: Kenneth M. and Linda J. McIntyre
- Location: 7815 George Washington Memorial Highway (Route 17)
- Area: 1.15 acres
- Frontage: Approximately 190 feet on Route 17
- Utilities: The property is currently served by public water and sewer
- Topography: Flat
- 2015 Land Use Map Designation: General Business
- Zoning Classification: GB – General Business
EMA – Environmental Management Area overlay
WMP – Watershed Management and Protection overlay
- Existing Development: Vacant land
- Surrounding Development:
North: Crown Inn
East: Across Route 17; Tattoo parlor, York Assembly of God Church
South: Vacant land
West: Residential dwelling unit

- Proposed Development: Outdoor storage in conjunction with proposed contractor's office/shop.

CONSIDERATIONS/CONCLUSIONS

1. The Comprehensive Plan designates this area for General Business, and the property is zoned GB – General Business. While the contractor's shop is a use permitted by right in the GB district, outside storage requires approval of a Special Use Permit. The applicant wishes to develop the property for a heating and cooling contractor's office/shop with an associated 5,000-square foot outdoor storage area to be located to the rear of the proposed office/shop building.
2. The property is located within the Harwoods Mill Reservoir drainage area, and is subject to the WMP (Watershed Management and Protection) overlay district. Additionally, a portion of the property is located within a Chesapeake Bay RMA (Resource Management Area) and is subject to the EMA (Environmental Management Area) overlay district. In accordance with Sections 24.1-372 and 24.1-376 of the Zoning Ordinance, a natural resources inventory and water quality impact study will be required prior to site plan approval to address potential water quality protection concerns for the property.
3. The majority of the land uses surrounding the property are commercial in nature (vacant commercial zone, hotel, church, tattoo parlor) with the exception of an existing residential property to the west of the subject parcel. The proposed outdoor storage area would be located approximately 275 feet from the existing dwelling. The applicant is proposing a 6-foot high privacy fence and evergreen screening surrounding the storage area. According to the applicant, storage would be limited to light-duty commercial trucks and materials associated with the contracting business. Proposed approval conditions address these issues.

Section 24.1-486 of the Zoning Ordinance sets forth the standards required of home improvement and building contractors' shops and storage yards. These standards include screening of views from adjacent streets and commercial and residential properties. Specifically, the Ordinance states, "Storage yards for construction materials and equipment shall be designed and located so as to minimize visual impacts on adjacent properties and public rights-of-way. Landscaping supplemented by fencing, if necessary, shall be required to enclose and screen such storage yards from direct views from adjacent public streets or from adjacent commercial or residential properties." The applicant's sketch plan indicates fencing and landscaping around the proposed storage yard as well as across the property's frontage and side yard abutting the adjacent hotel parcel. Staff is recommending additional evergreen screening along the side yard abutting the hotel. Staff feels the proposed use would be acceptable in this specific location given applicable Zoning Ordinance standards and recommended approval conditions

RECOMMENDATION

Enhancement of the visual appeal of the Route 17 corridor receives special attention in the Comprehensive Plan. Use of landscaping is emphasized to promote improved appearance of major corridors such as Route 17. Visibility of the proposed outdoor storage yard from Route 17 and from adjacent properties will be minimized by the installation of fencing and evergreen plantings surrounding the yard. Staff is also recommending supplemental evergreen landscaping to provide screening for the abutting hotel building on the adjacent parcel. Based on the considerations outlined above, staff recommends that the Commission forward Application No. UP-644-04 to the Board of Supervisors with a recommendation of approval. This can be accomplished through the adoption of proposed Resolution No. PC04-22.

Attachments

- Zoning Map
- Sketch Plan
- Proposed Resolution No. PC04-22

AMP